

Impact Fee Calculation Worksheet

Development Name:

TURNBRIDGE MANOR
PHASE ONE

Assessment Date:

07-Nov-00

Applicant Name:

TURNBRIDGE MANOR, LTD

Case Number:

Water Utilities					Water Impact Fees	
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Service Units	Lines and Valves	Storage and Pumping
Single Family	Lots	132	1.00	132	\$24,288	\$26,928
Mobile Home	Lots		0.81	0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0
Duplex	Lots		0.70	0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0
Public and Semi-Public						
- School	Acre		2.64	0	\$0	\$0
- Public Hospital	Bed		0.98	0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.32	0	\$0	\$0
Parks and Open Spaces	Acre	6.5586	0.27	1.770822	\$326	\$361
Retail	Acre		2.60	0	\$0	\$0
Commercial	Acre		3.00	0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.52	0	\$0	\$0
Airport	Acre		1.58	0	\$0	\$0
Industrial	Acre		1.58	0	\$0	\$0
Totals					\$24,614	\$27,289

Waste Water Utilities					Waste Water Impact Fees		
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Service Units	Lines	Lift Stations	Treatment
Single Family	Lots	132	1.00	132	\$40,392	\$1,584	\$27,060
Mobile Home	Lots		0.79	0	\$0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0	\$0
Duplex	Lots		0.71	0	\$0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0	\$0
Public and Semi-Public							
- School	Acre		2.63	0	\$0	\$0	\$0
- Public Hospital	Bed		1.06	0	\$0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.33	0	\$0	\$0	\$0
Parks and Open Spaces	Acre	6.5586	0.18	1.180548	\$361	\$14	\$242
Retail	Acre		2.65	0	\$0	\$0	\$0
Commercial	Acre		1.06	0	\$0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.53	0	\$0	\$0	\$0
Airport	Acre		1.59	0	\$0	\$0	\$0
Industrial	Acre		1.59	0	\$0	\$0	\$0
Totals					\$40,753	\$1,598	\$27,302

Thoroughfares						
Note: Input Z in SA for flat 12K rate.						
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Service Units	Service Area (SA)	Thoroughfare Fees
Residential (SF)/Single Family	Lots	132	1.00	132	2	\$353,628
Residential (SF)/Mobile Home	Lots		1.00	0		\$0
Residential (SF)/Duplex	Lots		1.00	0		\$0
Residential (MF)/Townhouse	Lots		0.61	0		\$0
Residential (MF)/Multi-family	Units		0.61	0		\$0
Public and Semi-Public						
- School	Acre		1.60	0		\$0
- Public Hospital	Acre		1.60	0		\$0
- Other Public\Semi-Pub.	Acre		1.60	0		\$0
Parks and Open Spaces	Acre	6.5586	0.10	0.65586	2	\$1,757
Retail	Acre		17.30	0		\$0
Commercial	Acre		17.30	0		\$0
Office	Acre		4.50	0		\$0
Industrial	Acre		1.40	0		\$0
Total Thoroughfare Impact Fees						\$355,385

Land Dedication or Park Fees					
		Input #	Equivalency	Land Dedication	Park Fee in Lieu

Land Use Category	Basis	of Basis	Factor	Acres	of Land
Single Family	Lots	132	1.00	1.32	\$125,400
Mobile Home	Lots		1.00	0.00	\$0
Townhouse	Lots		1.00	0.00	\$0
Duplex	Lots		1.00	0.00	\$0
Multi-family	Units		1.00	0.00	\$0
Land = 1: Fees = 2	2		Totals	1.32	\$125,400

Impact Fee Calculation Summary Sheet

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TURNBRIDGE MANOR

Assesment Date:

07-Nov-00

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Water Utilities Impact Fees	Fee Totals	Credits	Remaining Due
Lines and Valves	\$24,614		\$24,614
Storage and Pumping	\$27,289		\$27,289
Total Water Utilities	\$51,903		\$51,903
Waste Water Utilities Impact Fees			
Lines	\$40,753		\$40,753
Lift Stations	\$1,598		\$1,598
Treatment	\$27,302		\$27,302
Total Waste Water Utilities	\$69,653		\$69,653
Thoroughfare Impact Fees	\$355,385		\$355,385
Park Land Dedication or Park Fee	Acres 0.00	Fee \$125,400	\$125,400
Total Impact Fees Assessed and Due	\$602,342	\$0	\$602,342

Notes: